

## **TO ASSIST YOU IN AN APPEAL OF ASSESSED VALUATION**

### **REASONS WHICH MAY NOT BE SUFFICIENT**

- comparisons to the assessed values of other properties
- percentage of value change (increase/decrease)
- personal hardship
- amount of tax
- newspaper/magazine articles
- online marketing sources
- other matters not directly related to market value of your property

The assessment date is **January 1, 2016**. Your assessment is based upon market sales that occurred in 2015. Qualified sales closing closest to the assessment date are the best indicator of the market value. Sales of comparable properties are the foundation of the market value standard. The best evidence is a minimum of three sales.

Once completed, the attached worksheet will provide an indication of how the sales you list “compare” to your property.

- Use sales that exhibit property characteristics similar to your property and reflect similar market conditions to your property. Do not use listings or assessments of other properties.
- Identify inferior and superior features between your property and the sales you consider comparable. This analysis with appropriate adjustments should provide an indication of market value for your property.
- The information to complete this worksheet may be obtained from the Assessor’s office by asking for a property record card for your property and each of your identified sales.
- The Assessor’s website (<http://assessor.snoco.org>) has a step-by-step sales search guide whereby you can ask for sales meeting specific criteria. All qualified sales in the year prior to the assessment date will be in an addendum to the regional mass appraisal report.

State law presumes the Assessor is correct. Appellants are required to overcome this presumption of correctness through presentation of clear, cogent, and convincing evidence. Clear, cogent, and convincing evidence is closer to the highest standard of “beyond a reasonable doubt” rather than a “preponderance of evidence.”

### **WAC 458-14 Definitions:**

"Arm's length transaction" means a transaction between parties under no duress, not motivated by special purposes, and unaffected by personal or economic relationships between themselves, both seeking to maximize their positions from the transaction.

"Assessment year" means the calendar year when the property is listed and valued by the assessor and precedes the calendar year when the tax is due and payable.

"Documentary evidence" means comparable sales data, cost data, income data, or any other item of evidence, including maps or photographs, which make the existence of relevant facts more or less probable.

"Market value" means the amount of money a buyer of property willing but not obligated to buy would pay a seller of property willing but not obligated to sell, taking into consideration all uses to which the property is adapted and might in reason be applied. True and fair value is the same as market value or fair market value.

## SALES COMPARISON WORKSHEET

(Date of Assessment: 01/01/2016)

Item	Subject	Sale 1	Sale 2	Sale 3
		*Superior/Inferior	*Superior/Inferior	*Superior/Inferior
Parcel ID				
Address				
Proximity to subject				
Sale Date/Price				
Neighborhood				
Style: 1 or 2 story, split, tri-level, etc.				
Quality/Grade				
Year Built				
Condition				
Living Area (SqFt)				
Basement (Finished SqFt)				
Baths (Full)				
Baths (1/2 or 3/4)				
Fireplace				
Exterior				
Sewer/Septic				
Roof Cover				
Garage (SqFt)				
Carport (SqFt)				
Deck/Patio				
Other Amenities: pool, shed, barn, shop				
Legal Lot Size				
Effective Size				
<b>Indicated Value</b>				

\*Based on your observation of how each sale compares to the subject property, please indicate as to it being a **superior** or **inferior** feature. If it is considered to be equal, you may leave it blank or classify it as similar.

Correlate each sale into an "Indicated Value" and explain which sale or sales are most comparable to the subject property.

Further information regarding appealing your property assessment is available at <http://boe.snoco.org> and [www.dor.wa.gov/Docs/Pubs/Prop\\_Tax/AppealProp.pdf](http://www.dor.wa.gov/Docs/Pubs/Prop_Tax/AppealProp.pdf)